

**Naples Planning and Land Use
Public Meeting
March 18, 2021**

Commission Present: Chris Clark, Andrew Bentley, Scott Adams, Jessie McKee, Amber Ray, and Jacob Harrison

Commission Absent:

Others Present: Dean Baker, Heidi Lundberg, Ken Reynolds, and Joshua Bake

Verification of full Quorum Chris Clark verified a full quorum. 5 voting members and one alternate
All commissioners will be voting in tonight's meeting.

Approval of Agenda

Move General Plan update to the beginning and adding an item for future discussion.

Andrew Bentley motions to approve the agenda for the March 18, 2021 Jacob Harrison seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Scott Adams	Aye
Jessie McKee	Aye
Jacob Harrison	Aye

Motion carried with all voting Aye. None opposed.

Disclosures

None

Approval of Minutes

Jacob Harrison motions to approve the February 18, 2021 minutes. Andrew Bentley seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Scott Adams	Aye
Jessie McKee	Aye
Jacob Harrison	Aye

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Land Use Ordinance Changes

General Plan Update

Mr. Hansen mentioned we got some responses from the Mayor's walk. He wants to see where we want to move forward. We need to schedule an open house or listening stations at different spots in city. As far as the plan text and maps are about 85% done. The fiscal impact analysis to incorporate the remaining operational data and new future land use/annexation maps would show the in and out of money based on the assumptions of the land use to see if it is viable. We need to address annexation as well. We want to make this general plan a livable document, not to just sit on a shelf. He asked for dates for an open house and the type and venue. They discussed the easter egg hunt at the park. Mr. Hansen suggested a weekend at a park might draw more interest. Mayor Baker suggested we do something the first of May and do a pancake breakfast for the residents. It was suggested to send out a survey to each resident with a QR code and add to Facebook.

Highway 40 Corridor

Mr. Bake handed out a document describing what a corridor is and what it means. A corridor is defined as a long narrow passageway. The sense of corridor limits tends to grow with the city. As we're looking at this, it needs to be a living corridor. We need to step back and think of how it can grow with the city. He suggested having the commission review this and come back next month.

Medical Cannabis conditions for conditional use

Mrs. Lundberg explained we have added medical cannabis conditions such as hours of operation 8am – 9pm; CCTV cameras installed; and meet state and local guidelines. Commissioner Adams explained a cannabis pharmacy would be like a Walgreens pharmacy. Commissioner Bentley mentioned it might work in a commercial zone as well. Commissioner Adams suggested staff look at definitions, is this a pharmacy or a dispensary. Commissioner Adams suggested adding medical cannabis pharmacy into the commercial zone because it is just like a regular pharmacy. Commissioner Bentley asked why we required CCTV, if it were just a regular pharmacy would we require CCTV. Staff can look into if it's a requirement that is standard for regular pharmacies. Commissioner Bentley mentioned we do not want to discourage this type of business. Commissioner Adams would like to just have it state meet state and local health department guidelines. Staff will bring forth the state and local health guidelines for the commission to view.

2000 E Project

Mr. Bake explained on February 25th we had a public open house to talk about the 2000 east project. The city got a 93/7 match grant that is for safety. We are planning another one soon so we can narrow down the scope of the project. Mr. Bake showed the different cross sections options presented at the open house. We want input from the entire city. The public open house meeting is to narrow down what people like. From the previous meeting it came back we keep a rural feel. Commissioner Bentley asked if we could start at 1900 south and then go up to the golf course corner. Mr. Bake replied it needs to tie into the existing sidewalk by the golf course corner. He mentioned we do have to qualify for the grant with safety aspects. Commissioner Bentley would like it to finish up at the school. We want public feedback from this survey. This project where we can make it safer, and it improves our road with the grant. Commissioner Ray asked what the residents who lived along 2000 E thought of this project. Mayor Baker mentioned they like that it is not a commuter street. He explained he parks his vehicle in the right-of-way, so if there is a sidewalk there it takes away his vehicle parking. Chairman Clark asked when the next phase of funding is for this grant. Mr. Bake replied next year, and it would link to this project. Commissioner Bentley asked if there were grants to connect to a trails plan.

Trails Master Plan

Mr. Bake mentioned while looking at the 2000 E project he came up with a Naples trails plan. We want to incorporate something into the county master plan. The county trails committee meeting mentioned the Naples trails plan could apply for some of the trails grant money. The general plan has a trails plan similar to this one. The point of this would be to connect people to things such as the park, rec center, and buckskin hills. To create this plan, we can do it by just using paint; but with the grant we can make it a better trail. If this is not an adopted plan, we can miss out on the grant money for trails. Staff recommends sending this to city council to adopt.

MOTION: Andrew Bentley motions to approve the trails master plan map. Jacob Harrison seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Scott Adams	Aye
Jessy McKee	Aye
Jacob Harrison	Aye

Motion carried with all voting Aye. None opposed.

ITEMS FOR FUTURE DISCUSSION

Land Use Ordinance Changes

Off-Premises Signs

Mr. Bake said we are working with off-premises signs with our attorney and mayor. We want to include pictures and create an ordinance that allows them in a structured way.

Shipping Containers

Mr. Bake said Vernal city has an ordinance that does not allow shipping containers in residential zones. This is a policy issue that is up to the Commissioners. Because this is a hot topic, we want to move forward with how the commissioners want to move forward. Chairman Clark asked if this has come up recently. Mr. Bake explained we have had some people say they want them, and some say they do not. Commissioner Bentley said until someone brings this up as an issue to the planning commission then we do not need to address it right now. Commissioner Ray mentioned she doesn't want to regulate someone's property if there are already regulations for sheds.

The real estate market is booming right now, and we need to look at what is selling. He explained he talked with realtors and asked why we are not building in Naples; the response was they are not wanting big lots. If we want to have an option for variety, we need to consider changing our ordinances. Our retail recruitment firm mentioned we do not have the population base to get some more commercial; we need more rooftops. Commissioner Bentley suggested adding this topic to the general plan survey.

TRAINING

MOTION: Andrew Bentley motions to table the training. Jacob Harrison seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Scott Adams	Aye
Jessy McKee	Aye
Jacob Harrison	Aye

Motion carried with all voting Aye. None opposed.

ADJOURN

Andrew Bentley motions to adjourn, Jacob Harrison seconds the motion.

All in favor:

Chris Clark	Aye
Andrew Bentley	Aye
Jessy McKee	Aye
Jacob Harrison	Aye

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held April 15, 2021 in the Naples City Council Chambers @ 7:30 P.M.